

043.A

0007

0038.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

952,900 / 952,900

USE VALUE:

952,900 / 952,900

ASSESSED:

952,900 / 952,900

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
38		PARK ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: LYONS NICHOLAS	
Owner 2: EDENBERG ELLEN	
Owner 3:	

Street 1: 38 PARK ST
Street 2:

Twn/City: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: SYLVESTRE KATHERINE CORKIN RU -
Owner 2: SYLVESTRE ZACHARY MARTIN -

Street 1: 38 PARK ST
Twn/City: ARLINGTON
StProv: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2014, having primarily Vinyl Exterior and 2161 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R2 TWO FAMIL 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 3 Below Stree
s Street
t Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7366			Topo	-5												

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	952,900			952,900		
							317333
							GIS Ref
							GIS Ref
							Insp Date
							05/31/18

ARDINGTON

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952,900 / 952,900

USE VALUE:

952,900 / 952,900

ASSESSED:

952,900 / 952,900

**USER DEFINED**

Prior Id # 1:	30745
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	05:51:51
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 043.A-0007-0038.0

!16235!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	936,200	0	.	936,200	936,200	936,200	Year End Roll	12/18/2019
2019	102	FV	912,100	0	.	912,100	912,100	912,100	Year End Roll	1/3/2019
2018	102	FV	831,400	0	.	831,400	831,400	831,400	Year End Roll	12/20/2017
2017	102	FV	747,300	0	.	747,300	747,300	747,300	Year End Roll	1/3/2017

SALES INFORMATION**TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SYLVESTRE KATHE	76026-199	1	10/29/2020		970,000	No	No		
SYLVESTRE KATHE	70492-75		1/10/2018	Convenience	99	No	No		
SERABIAN DAVID	65450-126		5/29/2015		800,000	No	No	KATHERINE CORKIN RUDOLF MARRIED 6/4/16 LAST N	

BUILDING PERMITS**ACTIVITY INFORMATION**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/19/2020		SQ Mailed				MM	Mary M	
5/31/2018		Measured				DGM	D Mann	
2/22/2016		NEW CONDO				PC	PHIL C	

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type:	8 - Condo TnHs.			Full Bath:	2	Rating:	Very Good	Master Deed 65430-166.														
Sty Ht:	2H - 2 & 1/2 Sty			A Bath:		Rating:																
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:																
Foundation:	6 - Slab			A 3QBth:		Rating:																
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Very Good															
Prime Wall:	4 - Vinyl			A HBth:		Rating:																
Sec Wall:		%		OthrFix:		Rating:																
Roof Struct:	1 - Gable			OTHER FEATURES																		
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good	1st Res Grid Desc: Line 1 # Units: 1														
Color:	BEIGE			A Kits:		Rating:		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
View / Desir:				Fpl:	1	Rating:	Very Good															
GENERAL INFORMATION				WSFlue:		Rating:		Other														
Grade:	B- - Good (-)			CONDOS INFORMATION				Upper														
Year Blt:	2014	Eff Yr Blt:		Location:				Lvl 2														
Alt LUC:		Alt %:		Total Units:				Lvl 1														
Jurisdict:	G17	Fact:	.	Floor:	M - Multi-Level			Lower														
Const Mod:				% Own:	50.000000000			Totals	RMS:	6	BRs:	3	Baths:	2	HB	1						
Lump Sum Adj:				Name:				REMODELING				RES BREAKDOWN										
INTERIOR INFORMATION				DEPRECIATION				Exterior:	No Unit	RMS	BRs	FL										
Avg Ht/FL:	STD			Phys Cond:	VG - Very Good	1.5	%	Interior:	1	6	3											
Prim Int Wall:	1 - Drywall			Functional:				Additions:														
Sec Int Wall:		%		Economic:				Kitchen:														
Partition:	T - Typical			Special:				Baths:														
Prim Floors:	3 - Hardwood			Override:				Plumbing:														
Sec Floors:		%		Total:	1.5	%		Electric:														
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Heating:														
Subfloor:				Basic \$ / SQ:	245.00			General:	1	6	3											
Bsmnt Gar:	1			Size Adj.:	0.77764922			COMPARABLE SALES														
Electric:	3 - Typical			Const Adj.:	0.94990498			Rate	Parcel ID	Typ	Date	Sale Price										
Insulation:	2 - Typical			Adj \$ / SQ:	180.980																	
Int vs Ext:	S			Other Features:	65756																	
Heat Fuel:	2 - Gas			Grade Factor:	1.21																	
Heat Type:	1 - Forced H/Air			NBHD Inf:	1.75000000																	
# Heat Sys:	2			NBHD Mod:																		
% Heated:	100	% AC:	100	LUC Factor:	1.00																	
Solar HW:	NO	Central Vac:	NO	Adj Total:	967388																	
% Com Wall:		% Sprinkled:		Depreciation:	14511				Juris. Factor:	1.00	Before Depr:	383.22										
				Deprecated Total:	952877				Special Features:	0	Val/Su Net:	440.95										
									Final Total:	952900	Val/Su SzAd:	440.95										
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 043.A-0007-0038.0												IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value				
More: N	Total Yard Items:					Total Special Features:								Total:								
AssessPro Patriot Properties, Inc																						